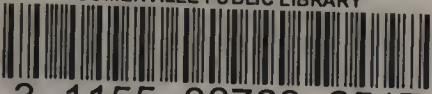


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REVISED
PUBLIC INVOLVEMENT PLAN
371 BEACON STREET
SOMERVILLE, MASSACHUSETTS
MassDEP RTN 3-4432

REF
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Prepared For:
Beacon Street Hotel, LLC
429 Cherry Street
Newton, Massachusetts 02464

EndPoint Project 2376-001
April 23, 2015

Prepared By:
EndPoint LLC
25 Buttrick Road, Unit D-2
Londonderry, NH 03053

For more information, contact:
John Michael Mannix, LSP
Project Manager
603-965-3810

REF
354.
353
EN

25 Buttrick Road, Unit D-2
Londonderry, NH 03053
Phone: 603-965-3810

www.endpointllc.com

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FIGURES

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APPENDICES

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Appendix B.....	PIP Mailing List

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**REVISED
PUBLIC INVOLVEMENT PLAN
371 BEACON STREET
SOMERVILLE, MASSACHUSETTS
MassDEP RTN 3-4432**

1.0 INTRODUCTION

On February 27, 2009, George Makrigiannis, the previous Potentially Responsible Party (previous PRP for the Disposal Site) received a petition from residents in Somerville, Massachusetts. The petition requested that the Beacon Service Center Station disposal site at 371 Beacon Street in Somerville, Massachusetts (BSCS Disposal Site or the Site) be designated as a Public Involvement Plan (PIP) site, under Section 14(b) of Massachusetts General Laws chapter 21E (M.G.L. c. 21E). On May 14, 2009, the previous PRP officially designated the BSCS disposal site as a PIP site, requiring the preparation and implementation of a PIP.

This Revised PIP has been prepared by EndPoint, LLC (EndPoint) of Londonderry, New Hampshire on behalf the new owner of the Site, Beacon Street Hotel, LLC (BSH - the current PRP) in accordance with the requirements of the Massachusetts Contingency Plan (MCP) regulations, 310 CMR 40.0000. Under the MCP, BSH has the responsibility for conducting both technical and public involvement activities at the Site. These technical and public involvement activities are overseen by a Licensed Site Professional (LSP), in this case Mr. Richard Wozmak, P.E., P.H., LSP with EndPoint, who is licensed by the Massachusetts Department of Environmental Protection (MassDEP) to provide waste site cleanup services in Massachusetts. The MassDEP has the authority to ensure that public involvement activities are conducted in accordance with state law and regulations. Under the MCP regulations, MassDEP reserves the right to directly oversee or conduct periodic audits of response actions, including work plans, field activities and reports.

Under M.G.L. c. 21E, the MassDEP Bureau of Waste Site Cleanup (BWSC) is responsible for ensuring that response actions at sites at which oil or hazardous materials have been released to

the environment (i.e., "disposal sites") are conducted in compliance with the MCP. Response actions include determining the nature, source and extent of the contamination; risk posed by the site; whether cleanup actions are necessary; and if necessary, determining and implementing the most appropriate remedial actions. In addition, the response action process provides opportunities for public involvement throughout the process. The response action processes are established by the MCP.

Public involvement during the response action process is undertaken to ensure that the public is both informed of and involved in planning for response actions. For disposal sites at which the public indicates interest in becoming involved in this process, the site is designated as a PIP site, and the MCP requires the preparation of a plan which identifies specific activities that will be undertaken to address public concerns to the extent possible. In response to a petition from local residents, the previous PRP designated the Site as a PIP site, pursuant to the MCP.

This Revised PIP has been prepared for BHS and revised at the request of MassDEP to reflect revised MCP public notification triggers, update relevant contact information, and provide updated PRP and LSP information. This Revised PIP will be implemented in conjunction with the development and implementation of response actions for the disposal site. BSH will implement public involvement activities at the BSCS disposal site.

This document is the Revised PIP for the BSCS disposal site located at 371 Beacon Street in Somerville, Massachusetts. **Section 2.0** contains background information on the Site; including environmental assessment, and public involvement histories. **Section 3.0** explains how the response action process addresses community concerns which have been raised during the development of the original PIP. **Section 4.0** explains the public involvement activities. **Section 5.0** contains a schedule for public involvement activities. **Section 6.0** outlines the roles and responsibilities of those involved in implementing the Revised PIP. **Section 7.0** describes how the PIP may be revised in the future.

The Draft PIP was presented to the public on November 18, 2009 by the previous PRP and by agents acting on his behalf. Comments on the draft PIP were encouraged and were submitted at

the meeting, or in writing or by email to Mr. David Bramley (at the time the LSP of record for the Site and engaged by the previous PRP) of Loitherstein Environmental Engineering, Inc. (LEEI) in Framingham, Massachusetts. The Final PIP was completed and submitted by LEEI, on behalf of the previous PRP on February 4, 2010.

2.0 SITE BACKGROUND

2.1 Site Description and History

2.1.1 Site Description

The BSCS disposal site consists of an approximately 0.22-acre, irregularly-shaped parcel of land located on the north side of Beacon Street in Somerville, Massachusetts (a Site Locus is presented as **Figure 1** and a Site Plan showing pertinent Site features is presented as **Figure 2**). A single-story building constructed in the 1950s on a slab-on-grade foundation formerly improved the Site. The building was used as a gasoline station and automotive repair facility until December 2010, when the underground storage tanks (USTs) and other gasoline dispensing infrastructure were removed. It continued to serve as an automotive repair facility for a short period prior to demolition of the Site building in advance of planned redevelopment. Currently, the Site is entirely paved with the exception of the concrete slab of the former building. The building was heated using No. 2 oil stored in a 275-gallon aboveground storage tank (AST) located adjacent to the eastern wall of the building and was removed prior to demolition of the building.

The majority of the land surface in the area surrounding the Site is either paved or covered by buildings. Unpaved areas typically consist of small yards, landscaping, or narrow strips between buildings. The Site is located in a densely developed urban area that is primarily residential but includes some commercial establishments. A multi-tenant residential building abuts the Site to the east and Beacon Street abuts the Site to the south and west. Properties on the opposite side of Beacon Street include, from east to west: multi-tenant residences with various retail businesses (a laundromat, restaurant, and convenience store); the intersection with Oxford Street; multi-tenant residences; and a retail automotive parts store. An active rail line operated by the Massachusetts

Bay Transit Authority (MBTA) abuts the Site to the northeast and is approximately 20 feet lower in grade than the Site.

The Site is not located within a current or potential drinking water resource area and there are no known private potable water supply wells within 500 feet of the Site. There are no Areas of Critical Environmental Concern (ACEC), fish habitats, or habitats of Species of Special Concern or Threatened or Endangered Species on or within 500 feet of the Site. The nearest surface water body is the Charles River, which is located approximately one mile south of the Site.

2.1.2 Ownership History

The Site was acquired as two separate parcels by Mobil Oil Corporation (Mobil, at the time Standard Oil) in 1933 and 1943. In a 1938 aerial photograph of the Site, a residential dwelling appears to occupy the Site and in a 1955 photograph the Site appears occupied by a gasoline station with a different configuration than the most recent station, which is evident in the next available photograph from 1969. Based on this information, it appears the Site was likely utilized as a gasoline filling station beginning in the late 1930s or early 1940s until its decommissioning in the 2010. Previous reports by others indicate it may have been a filling station as early as the 1920s based on issuance of a license by the City of Somerville for the storage and sale of flammables in 1926. Additional use of the Site as an automobile repair facility likely began in 1957 with the construction of the recently demolished Site building (since the building evident in the 1955 aerial photograph appears too small to have been used for this purpose). The Site was acquired from Mobil in 1983 by Ronald and Eleanor Restani. Ownership of the Site transferred to the Elm Corp. in 2002; to George Makrigiannis in 2007; to Makrigiannis Fuel LLC in 2009; and to Beacon Street Hotel, LLC on March 3, 2015.

2.1.3 Underground Storage Tank History

The most recent petroleum storage system included two 10,000-gallon composite steel, double-walled, USTs that were installed in November 2002 and removed in December 2010. The UST system was equipped with an automatic tank gauge and leak detection system and gasoline was

delivered to the dispensers using in-tank submersible pumps and double-walled flexible conduit equipped with flow-restricting leak detectors.

Previous reports by others indicate that one 4,000-gallon and two 3,000-gallon gasoline USTs were removed in 1978 and replaced with new USTs of the same capacities, which were later removed in 1998 and not replaced until 2002, when the two 10,000-gallon USTs (removed in 2010) were installed. Additional USTs that were formerly present included: a 500-gallon heating oil UST (adjacent to the western wall of the former building) installed in 1970 and removed in 1998; a 500-gallon waste oil UST (located adjacent to the eastern wall of the former building) installed in 1970 and removed in 1998; and an earlier waste oil UST installed in 1958. Given that use of the Site as a gasoline station began as early as 1926, it is possible that other USTs were in use at the Site for which documentation was not available.

2.1.4 Site Utilities

Municipal water and sewer service the Site and all properties in the vicinity. A new water service was installed in December 2002 that extends from Beacon Street to the southwestern corner of the former building slab, passing south of monitoring well MW-7. The water line is located at a depth of approximately 4 feet bgs. The depth to the water main beneath Beacon Street is anticipated to be approximately 4 to 5 feet bgs. An abandoned water service to a former structure was observed in the excavation sidewall adjacent to the Beacon Street sidewalk in the southeastern portion of the Site. The steel pipe was encountered at a depth of approximately 5 feet bgs. This pipe was cut at the excavation wall and capped prior to backfilling the excavation.

The building was served by two sewer connections; one was located near the western corner of the building (dedicated sanitary) and the other was connected to the oil/water separator (OWS), which was connected to the floor drains in the automotive repair bays. The sewer connections were replaced during restoration of remedial excavations of soil in December 2002 (see **Section 2.7**). The new PVC sewers were installed at the same locations and depths as the old vitrified clay (VC) pipes and are located at depths between 2 feet bgs at the discharge from the OWS to approximately 6 feet bgs adjacent to the Beacon Street sidewalk.

Several abandoned sewer pipes associated with former structures were encountered during remedial excavations conducted in 2002 (see **Section 2.7**). A VC sewer pipe was observed in the southeastern portion of the Site at a depth of approximately 6 to 7 feet where it exited adjacent to the Beacon Street sidewalk. A concrete plug was installed in this pipe prior to backfilling the excavation. A second abandoned sewer pipe was encountered in the western portion of the Site just west of the former USTs (removed in 2010). The pipe was observed to terminate before reaching Beacon Street at a depth of approximately 6 feet bgs.

Other sewer mains are located beneath the Beacon Street sidewalks and below the centerline of the street, and the wastewater flows southerly. According to plans at the Somerville DPW, the sewer located beneath the sidewalk on the east side of Beacon Street begins at a manhole located north of MW-6 and is an 8-inch diameter VC pipe located between depths of 8 and 9.5 feet bgs.

A larger combined sanitary and storm water sewer ("combined sewer") main is located near the centerline of Beacon Street. Municipal records indicate that this pipe is approximately 48 inches in diameter and is constructed of 8-inch thick brick walls. A combined sewer manhole is located near the centerline of Beacon Street to the west of the Site. The depth to water at this manhole was measured to be approximately 26 feet below the rim of MH-3. Approximately 1.5 feet of water was present in the pipe, which indicates a likely invert depth of approximately 28 feet bgs. A profile plan of this sewer indicates that the bedding below the sewer is approximately one foot thick, which would place the base of the bedding at approximately 29-30 feet bgs. There are no visible catch basins located at or adjacent to the Site. Storm water flows overland from the Site to Beacon Street and eventually is collected in catch basins located approximately 260 feet southeast of the Site.

The Site was supplied with electricity from both overhead and underground lines. The building was also connected to the underground service via a utility pole located at the sidewalk. There is an underground conduit at approximately 4 feet bgs that is oriented easterly from the utility pole that formerly connected to the wall of the Site building.

The Site is not connected to the natural gas distribution system, but natural gas service is available and connected to many of the properties surrounding the Site. The natural gas mains are located on both sides of Beacon Street beneath the outside edges of the travel lanes. The depths of the mains are likely less than 5 feet bgs.

2.1.5 Hydrogeological Setting

Geologic Materials and Stratigraphy

Unconsolidated geologic materials observed during the drilling of soil borings include fill material generally occurring to a depth of 5 feet bgs underlain by silt from approximately 5 to 15 feet bgs (with some variability), fine sand from 15-20 feet and fine to medium sand below 20 feet.

The composition and thickness of fill materials at the Site varies with location but generally consists of silty sand with some anthropogenic material (concrete, brick, and wood fragments). Much of the shallow fill at the Site is reported to have been excavated to depths ranging from 4 and 8 feet bgs during implementation of remedial activities in 2002 (see **Section 2.7**) and was replaced with imported, clean, sandy fill. The area of the former USTs removed in 2010 was backfilled with clean, sandy, fill to an approximate depth of 12 feet bgs. A portion of the fill beneath the southern part of the former building slab is reported to consist primarily of brick and concrete debris that appear to have been used to fill the basement of a former structure above a 4-inch thick concrete slab (possibly a former cellar floor) that was observed at a depth of about 4 feet bgs. Bedrock was not encountered during the advancement of any soil boring, some of which extended to 40 feet bgs.

Well Gauging and Groundwater Flow Direction

Monitoring wells at the Site were gauged on a routine basis prior to the submittal of a Class C-2 Response Action Outcome (RAO) report by LEEI in January 2010. Based on the historical gauging data:

- Groundwater occurs at an average depth of approximately 22 feet bgs, and it typically varies over a depth interval of approximately 1.5 feet at any given location.
- Groundwater elevation at the Site tends to vary seasonally and is generally highest in March or April, and reaches its lowest point during the period between November and January.

The hydraulic gradient across the Site is fairly shallow and generally consistent with the local topography. The low hydraulic gradient is consistent with the location of the Site near a major surface water drainage basin divide between the Charles River basin to the south (contains the Site) and the Mystic River basin to the north. Groundwater flow across the Site is generally to the south-southwest.

2.2 Environmental Assessment History

2.2.1 Release Description

Gasoline in soil was encountered at the Site in 1992 during construction to upgrade the former UST system. On July 15, 1993, MassDEP listed the Site as a Location to be Investigated (LTBI) and assigned the Site ID number 3-4432, which serves as the primary RTN for the Site. Subsequent subsurface assessments also indicated the presence of petroleum impact to groundwater at the Site. A Phase I Initial Site Investigation was prepared in December 1998 by LEEI, and the Site was classified as a Tier II disposal site on December 14, 1998.

An Immediate Response Action (IRA) was initiated on December 15, 1998 following the observation of light non-aqueous phase liquid (LNAPL – separate phase gasoline) in monitoring well MW-B2 during the removal of three gasoline USTs and associated piping and fuel dispensers. Monitoring well MW-B2 is located adjacent to the grave of the former USTs. MassDEP was notified orally of the condition on December 15, 1998 and assigned RTN 3-17733 to this new release condition. In September 2000, approximately 4 inches of LNAPL was observed in monitoring well MW-7, which is located approximately 30 feet west-southwest of the former USTs. The observation of LNAPL at MW-7 was reported to MassDEP on September

8, 2000, and RTN 3-19920 was issued in response. RTNs 3-17733 and 3-19920 were subsequently linked to the primary RTN 3-4432.

The total volume of gasoline released to the environment is unknown. Based on analytical and other assessment data, the release has affected an estimated soil volume of approximately 6,400 cubic yards. The impacted soil volume is located primarily on the Site and, based on available information, extends partially beneath Beacon Street.

Historically LNAPL has been present in some monitoring wells at the Site, however, the observed LNAPL thickness and number of monitoring wells in which it was observed has decreased over time. LNAPL, once released to the environment, quickly reaches an equilibrium point in the environment where LNAPL has become commingled with groundwater in the upper saturated zone and shares soil pore space with water and air in the vadose zone. Water quickly becomes the wetting agent in both zones and, once the release has stopped, LNAPL hydraulic head (the differential between the elevation of the top of LNAPL and the LNAPL groundwater interface) gradually declines to a point where it is no longer sufficient to overcome pore entry pressure (the pressure needed to displace water from soil pore space) and promote further lateral migration. Once it reaches groundwater, LNAPL will migrate away from the release point until this equilibrium is reached, after which significant migration no longer occurs. Seasonal fluctuations in groundwater elevation further inhibits lateral migration by causing commingling of groundwater and LNAPL, which effectively traps LNAPL in soil pore spaces by surface tension. Equilibrium is typically reached within months to several years, depending on the size of the release and geologic/hydrogeologic characteristics of where the release occurred. Based on the well-documented behavior of LNAPL in the environment, it is likely that a final equilibrium point was reached, at the latest, shortly after the removal of the previous generation of USTs in 1998. As of 2009, the most recent year for which gauging data is available, the extent of LNAPL was limited to the area between the southern end of the former UST location and the southern edge of the former dispenser island.

Dissolved-phase gasoline impact to groundwater exists at the Site at concentrations that exceed applicable Method 1 GW-3 standards and extends beneath a portion of Beacon Street and

beneath the Beacon Street sidewalk that runs along the southwestern boundary of the Site. Unlike LNAPL, dissolved phase gasoline contamination migrates hydraulically downgradient with groundwater flow and attenuates with distance through dispersion and biodegradation. Because dissolved phase gasoline contamination is readily degradable, it eventually reaches an equilibrium point beyond which migration no longer occurs if the source (e.g. leaking USTs, product transfer lines, or LNAPL) has been removed. Based on available data and the age of the release, an equilibrium point for dissolved phase gasoline impact to groundwater has likely been reached, however, additional groundwater characterization will be conducted prior to remedy implementation. **Figure 2** shows the approximate and/or inferred extent of gasoline impact to groundwater based on available data.

2.2.2 Regulatory History & Status

The Site originally was identified as an LTBI (RTN 3-4432) in 1993. A Phase I Initial Site Investigation report and tier classification dated December 14, 1998, was prepared for the Site by LEEI, and the Site was classified as a Tier II disposal site. As described previously, three additional RTNs have been assigned to the Site by MassDEP since the initial tier classification:

- RTN 3-17733 was assigned following the observation of LNAPL in well MW-B2 on December 15, 1998. This RTN was linked to RTN 3-4432 on December 17, 1999.
- RTN 3-19920 was assigned following the observation of LNAPL in MW-7 in September 2000. This RTN was linked to RTN 3-4432 on November 12, 2002.
- RTN 3-22315 was assigned to a release of petroleum and metals from a former OWS in November 2002. This RTN was linked to RTN 3-4432 on November 24, 2003.

A Revised Tier Classification Submittal dated November 24, 2003 linking RTNs 3-19920 and 3-22315 to RTN 3-4432 included an updated Numerical Ranking System (NRS) Scoresheet that incorporated data available up to that time. The NRS score indicated that the Site remained a Tier II disposal site. On July 20, 2001, the MassDEP issued a Notice of Noncompliance NON-NE-01-3E013 to Beacon Service Center due to a failure to meet response action deadlines.

Response actions were resumed upon sale of the Site to Elm Corp. Subsequently, a Tier II Transfer request dated November 12, 2002 was submitted to the MassDEP. With the submittal of this document, Elm Corp. assumed responsibility for conducting response actions. A Tier II Extension Request dated October 24, 2003 was also submitted to the MassDEP by Elm Corp.

The Site was acquired by George Makrigiannis (the previous PRP) from Elm Corp. in August 2007. At that time, a Notice of Noncompliance (NON) had been issued to Elm Corp. for failure to conduct response actions under the MCP. In September 2007, the previous PRP authorized LEEI to provide environmental consulting services in conjunction with negotiations with the MassDEP to develop a schedule to return the Site to compliance with the MCP. In November 2008, an agreement was reached with the MassDEP for an Administrative Consent Order (ACO) that superseded the NON. The requirements of the ACO include the following deliverables and deadlines:

- Submit a Tier II Extension Submittal and a Tier II Transfer by November 14, 2008;
- Submit an IRA Status Report by January 31, 2009;
- Submit a Phase II Report by June 30, 2009;
- Submit a Phase IV Report By August 30, 2009; and
- Submit an RAO Statement or a Remedy Operation Status Submittal by January 31, 2010.

The Tier II Extension submittal and Tier II Transfer Request were submitted to MassDEP on November 14, 2008. The IRA Status Report was reported as submitted on January 30, 2009 (although this report is not available on the MassDEP website). On June 30, 2009, a Phase II Comprehensive Site Assessment (CSA) was completed by LEEI and submitted to MassDEP on June 30, 2009. The CSA characterized the nature and extent of contamination at the Site, included a Method 1 Risk Characterization, and concluded that a Condition of No Significant Risk had not been achieved and that comprehensive response actions were needed to achieve a Permanent Solution.

A Phase III Remedial Action Plan was completed by LEEI and submitted to MassDEP on July 10, 2007. The Phase III presented an evaluation of remedial alternatives and selected periodic LNAPL recovery and soil vapor extraction using vacuum trucks (enhanced fluid recovery – EFR) followed by monitored natural attenuation (MNA) as the preferred remedial alternatives for the Site.

On November 30, 2009, a Phase IV Remedy Implementation Plan (RIP) was completed by LEEI and submitted to MassDEP. The Phase IV proposed the excavation of petroleum-impacted soil in conjunction with planned redevelopment activities (which include a hotel building with an underground parking garage) and potentially the application of oxygen releasing compound (ORC) and a microbial solution to facilitate biodegradation of any residual impacts to soil following the completion of excavation activities. The Phase IV RIP further proposed EFR events to reduce LNAPL and decrease dissolved-phase impacts to groundwater.

LEEI completed a Class C-2 RAO (a temporary solution) and submitted it to MassDEP on January 29, 2010. The RAO concluded that a condition of No Substantial Hazard existed and that further response actions were needed to achieve a condition of No Significant Risk. Additional remedial actions described as necessary to achieve a Permanent Solution were those outlined in the Phase IV, and that implementation of the Phase IV RIP would occur when Site redevelopment made it feasible. On January 24, 2011, a Tier II Extension Request was submitted to MassDEP by LEEI on behalf of the previous PRP. This most recent extension expired in January 2015 and another Tier II Extension Request will need to be submitted to MassDEP prior to or concurrent with the submittal of a Modified Phase IV RIP (see **Section 2.2.4**).

2.2.3 Remedial Actions Completed to Date

The following remedial actions have been implemented at the Site to address the releases of oil and hazardous material:

- Approximately 10 cubic yards of petroleum-impacted soil were excavated in 1992 during installation of a Stage II vapor recovery system on the UST system. The soil was transported off-Site for recycling into asphalt products.
- Approximately 250 gallons of gasoline were pumped from the bottom of the UST excavation in December 1998. Since then, approximately 280 gallons of gasoline are reported to have been removed from the subsurface via a former automated LNAPL recovery system (consisting of recovery pumps in monitoring wells MW-7 and MW-8 that connected and discharged to a 55-gallon drum) and hand bailing during performance of IRAs for RTNs 3-17733 and 3-19922 (later linked to RTN 3-4432 and merged under an IRA Plan Addendum in 2003 for all three RTNs). The IRA activities are documented in IRA Plans and multiple Status Reports submitted to the MassDEP between 1999 and January 30, 2009.
- Approximately 500 cubic yards of petroleum impacted soil were excavated from the vicinity of the gasoline USTs and dispensers in November and December 2002. This work was performed as a RAM for RTN 3-4432. This RAM is documented in a RAM Completion Report dated March 20, 2003. The soil was transported off-Site for recycling as asphalt.
- Approximately 300 cubic yards of soil impacted by petroleum and metals were excavated from the vicinity of a former OWS (located adjacent to the southern corner of the former Site building) between November 2002 and January 2003. This work was performed as a RAM for RTN 3-22315 and it is documented in a RAM Plan dated January 13, 2003, a RAM Status Report dated March 19, 2003, and a RAM Completion Report dated September 8, 2003. The soil was transported off-Site for asphalt-batch recycling.

2.2.4 Planned Response Actions Toward Achievement of a Permanent Solution

Additional anticipated Response Actions include the excavation of petroleum-impacted soil in conjunction with Site redevelopment activities to remove the bulk of the contaminant mass at the Site, the installation of monitoring wells along with soil and groundwater sampling to better characterize the Site, and a period of monitored natural attenuation to assess post-excavation

groundwater conditions. Excavation activities will include on-Site monitoring of excavated soil and soil remaining at the Site for total organic vapors (TOV) using a photoionization detector. Post-excavation soil samples will also be collected and submitted for laboratory analysis to evaluate residual concentrations of petroleum contamination in soil. In addition to soil excavation and assessment, additional actions may include, if warranted based on updated Site data and conditions encountered, the pumping and removal of groundwater and LNAPL from the excavation if encountered, the use of enhanced fluid recovery (EFR) at monitoring wells impacted by residual LNAPL (if feasible pursuant to the MCP), and a period of MNA to reduce gasoline impact to groundwater.

A Modified Phase IV Remedy Implementation Plan will be submitted to MassDEP in advance of Site redevelopment activities under which the proposed Comprehensive Response Actions will be conducted.

Response Actions will be conducted under the supervision and direction of an LSP, as required under the MCP, and to ensure public involvement activities comply with the PIP.

2.3 Public Involvement History

M.G.L.c.21E and the MCP outline the requirements for conducting assessment and remediation activities at hazardous waste disposal sites. The MCP encourages citizens to participate in the process of assessment and remediation, and requires the person performing these Response Actions to provide specific opportunities for participation. Citizens or local officials are able to participate through a formal request process. This formal process is called the PIP designation and is established in 310 CMR 40.1404. The public involvement activities outlined in 310 CMR 40.1000 of the MCP are designed to provide the public with the information and an opportunity to comment on planned response actions to be conducted concurrently with the redevelopment of the Site.

On February 27, 2009, the previous PRP received a petition from residents in Somerville, Massachusetts. The petition requested that the Site be designated as a PIP site, under Section

14(b) of M.G.L. c. 21E. On May 14, 2009, the previous PRP officially designated the BSCS disposal site as a PIP site, requiring the preparation and implementation of a PIP.

The Final PIP was completed by LEEI on February 1, 2010 on behalf of previous PRP for the BSCS disposal site. This Revised PIP was prepared by EndPoint, LLC on behalf of BSH at the request of MassDEP to incorporate the change in PRP, LSP of record for the Site, changes in other pertinent contact information, and other changes designed to bring the PIP into better conformance with changes to the MCP since issuance of the MassDEP “Public Involvement Plan Interim Guidance for Waiver Sites” (Interim Policy WSC-800-90) in 1991.

3.0 ADDRESSING PUBLIC CONCERNS

The process for assessing and cleaning up disposal sites as set forth in the Massachusetts Contingency Plan (310 CMR 40.0000), is designed to address the effects of the Site on health, safety, public welfare, and the environment. Once a release of oil or hazardous materials has undergone Tier Classification (Phase I of the response action process), the process proceeds to:

- Comprehensive field investigation of the nature and extent of the contamination, and an evaluation of any risks posed to the public and the environment from the site (Phase II-already completed);
- Identification and evaluation of response action alternatives and selection of feasible remedial alternatives that will result in a permanent cleanup at the site (Phase III-already completed), if necessary;
- Implementation of the selected remedial actions (Phase IV), if necessary;
- Operation, maintenance and monitoring of the remedial alternative (under the Phase V provisions of the MCP), if necessary; and
- Completion of the response actions (a Permanent or Temporary Solution).

Physical work at a disposal site includes sampling and other environmental field testing, and the implementation of the selected response actions. It may also include the implementation of short-term measures designed to stabilize conditions at the site to prevent the continued migration of

contaminants or eliminate an imminent threat to public health, safety, welfare or the environment until planning for response is underway (i.e., Release Abatement Measures or Immediate Response Actions).

At each step of the response action process, work plans are developed, the work is conducted, and reports describing results and recommendations for the next step are prepared and submitted to MassDEP. The documents which describe each of these steps are the cornerstone of the response action planning process, since they provide the information needed to make decisions about how a site should be cleaned up.

The response action planning process is designed to address the concerns about the nature and extent of contamination; risks posed to health, safety, public welfare, and the environment; and the adequacy of proposed cleanup measures. These concerns are primarily addressed in Phases II and III of this process, which for the BSCS disposal site, were completed prior to its PIP designation. The assessment of Site and off-Site contamination is considered in Phase II, as is the impact of the disposal site on public health and the environment. Phase III addresses the adequacy of proposed remedial alternatives to achieve a Permanent Solution for the contamination problems at this site.

As noted in **Exhibit I**, a number of concerns have been raised about this site, including the perception that the developer is not in compliance with MassDEP and MCP requirements, and that the Site will be redeveloped without remediating the gasoline-containing soil.

Currently, redevelopment plans include the construction of a commercial building with an underground parking garage. This building will occupy nearly the entire footprint of the Site and the minimum depth of excavation to facilitate its construction will be approximately 17 to 19 feet bgs. The final anticipated depth of excavation will be included in the Modified Phase IV RIP, a draft of which will be presented to residents on the PIP notification list for review and comment during a public meeting and follow up public comment period, which will occur prior to submission of a final Modified Phase IV RIP to MassDEP. Additional soil sampling will be

conducted during implementation of the Phase IV RIP with a minimum of two follow up rounds of groundwater gauging, sampling, and laboratory analysis.

4.0 PUBLIC INVOLVEMENT ACTIVITIES

In accordance with the MCP (310 CMR 40.1401), activities undertaken to involve the public in response actions serve two purposes:

- To inform the public about the risks posed by the disposal site, the status of response actions, and the opportunities for public involvement; and
- To solicit the concerns of the public about the disposal site and response actions so that these concerns can be addressed and where relevant and material to the response action, incorporated in planning response actions.

To meet these objectives, BSH proposes to undertake specific activities during the response process at the BSCS Disposal Site. These activities are described below.

BSH will provide site-specific information to the public by establishing information repositories; developing and maintaining a site mailing list to distribute information about the Site; and providing advance notification to local officials and residents about site activities.

4.1 Information Repositories

Publicly Available Site Files: A file for the BSCS disposal site is maintained at the MassDEP Northeast Regional Office. The file contains all documents pertaining to the disposal site with the exception of any enforcement-sensitive material. Appointments to view the site files can be made by submitting your request on-line, calling, or mailing/faxing a file review request form to MassDEP. Files can be reviewed Tuesday and Thursday from 9:00 am to noon (except state holidays). Scanned versions of the BSCS disposal site file are also available for on-line review at the MassDEP website (<http://public.dep.state.ma.us/SearchableSites/>).

File Review telephone: 978-694-3320
File Review fax: 978-694-3497
File Review email: NERO.Service@state.ma.us

Local Information Repository: The previous PRP has established and BSH will maintain a local information repository to provide the City of Somerville residents with easy access to information about the Site cleanup process and results of Site investigations. The Site information repository contains copies of reports also available in the MassDEP disposal site file including: work plans; sampling and field testing plans; technical reports and documents summarizing results and recommendations; relevant correspondence; press releases; public information materials; this Revised Final PIP; public meeting summaries; summaries of responses to comments received; and copies of public notices about the site. Information will be sent to the repositories by BSH as it is developed, and a complete list of documents currently available at the local repository is included in **Appendix A**.

The local information repository for the BSCS Site is located at:

Somerville Public Library

79 Highland Avenue
Somerville, MA 02143
(see reference librarian to access the subject files)

617-623-5000

Hours of Operation:
Monday through Thursday: 9 am to 9 pm
Friday 9 am to 6 pm
Saturday 9 am to 5 pm
Sunday 1 pm to 5 pm

4.2 Site Mailing List

BSH has established a mailing list for the BSCS disposal site. The Site mailing list includes: petitioners, interested residents, site abutters, municipal officials, state legislators, MassDEP site file, and anyone else indicating an interest in receiving information about the site. The mailing

list will be used to announce upcoming public meetings, distribute any fact sheets, notices of public comment periods, and the availability of documents in the information repositories, and any other information about the BSCS disposal site. BSH maintains the mailing list (included as **Appendix B**) and will update it as necessary.

Anyone wishing to be added to the mailing list can call, email or write to either of the following:

Jack Mannix, LSP
EndPoint, LLC
25 Buttrick Road, Unit D-2
Londonderry, NH 03053
P: 603-965-3810
F: 603-965-3827
E-mail: jmannix@endpointllc.com

4.3 Notification to Local Officials and Residents of Major Milestones and Events

The MCP requires community notification of major planning and implementation milestones at disposal sites. Major milestones include field work involving:

- The implementation of any Immediate Response Actions for Imminent Hazards or Critical Exposure Pathways;
- The implementation of any Release Abatement Measures;
- Field work involving the use of respirators or Level A, B or C protective clothing;
- Residential sampling; and
- Phase IV remedial actions.

The completion of each phase of remediation process, including:

- Immediate Response Action Completion statements for imminent hazards;
- Tier Classification & Phase I Initial Site Investigation;
- Phase II Comprehensive Site Assessment;
- Phase III Remedial Action Plan;
- Phase IV Remedial Action Implementation;

- Phase V Remedy Operation Status, Maintenance and Monitoring;
- Permanent or Temporary Solutions;
- Activity & Use Limitations; and
- Downgradient Property Status.

Notification of field work will include information on the type of work and its approximate duration. Notification will be made by BSH to the people on the Notification List by telephone, writing or email at least 7 days before the activity is scheduled to begin, or within one day prior to implementation of field work for Immediate Response Actions for Imminent Hazards. Notification at the end of a remedial phase will include a summary of the phase report and information on where the report can be reviewed. Those to be notified include:

NOTIFICATION LIST

Chief Municipal Officer – Mayor

Joseph A. Curtatone
City Hall
93 Highland Avenue
Somerville, MA 02134
Telephone: 617-625-6600, Ext. 2100
Email: mayor@somervillema.gov

Health and Human Services -Director

Douglas Kress
City Hall Annex
50 Evergreen Avenue
Somerville, Massachusetts 02145
Telephone: 617-625-6600, Ext. 4300
Email: health_webcontact@somervillema.gov

State Representative (27th Middlesex District, Ward 2-Precincts 2 & 3, Wards 3, 5 & 6)

Denise Provost
State House, Room 473B
Boston, Massachusetts 02133
Telephone: 617-722-2263

Email: Denise.Provost@mahouse.gov

State Senator

Patricia Jehlen
State House, Room 134
Boston, Massachusetts 02133
Telephone: 617-722-1578
Email: Patricia.Jehlen@masenate.gov

Key Petitioner/Citizen Contact

Seth Goodman
Telephone: 617-872-0779
Email: seth@goodzen.com

In addition, the City of Somerville Fire Department and/or Police Department will be notified in situations where public safety is a concern.

4.4 Soliciting Public Input

BSH will provide opportunities for public input regarding site cleanup decisions by holding public meetings if desired for the MCP milestones listed in **Section 4.5**, providing a comment period of 20 days, and preparing summaries of all comments received during the public comment period and responses to them.

4.5 Public Meetings

BSH will brief the public about the status of the BSCS disposal site during the remedial action process. Meetings will be held for the following MCP milestones:

- Draft PIP or Draft Modifications to the PIP;
- Phase II Scope of Work (already completed prior to PIP designation);
- Phase III Remedial Action Plan (already completed prior to PIP designation);
- Phase IV Remedy Implementation Plan (already completed);
- Modifications to the Phase IV Remedy Implementation Plan;
- Immediate Response Action or Release Abatement Measure Plans;

- Permanent or Temporary Solutions; and
- Activity and Use Limitations.

Meetings will serve two purposes: 1) to provide community officials and the general public with a progress report regarding response actions at the site, and 2) to provide an opportunity for the public to question and comment on remedial action plans for the site.

BSH will send notices announcing public meetings to individuals on the Site mailing list 14 days in advance of the public meeting date. BSH will prepare meeting summaries, submit the summaries to MassDEP, and place a copy of the summaries in the local information repository at the Somerville Public Library.

4.6 Public Comment Periods

BSH will provide specific opportunities for the public to submit written comments about documents concerning the Site. When key documents are available, they will be provided to the information repository, and a notice of their availability will be sent to the Site mailing list. The notice will include the title of the document, where it is available for review, information about how to submit comments to BSH, and the length of the public comment period. BSH and MassDEP will determine the length of the comment period, which will normally be 20 calendar days, but may be longer if warranted by the complexity of a document or if requested by the public. Comment periods for IRAs may be reduced or eliminated (with MassDEP's review and concurrence) if the IRA needs to be performed immediately. BSH will be responsible for providing document copies to the information repository and MassDEP, as well as sending out notices of availability of documents for public comment. Such documents could include the following:

Documents available for public comment (if and when prepared) will include:

- Draft PIP or Draft Modifications to the PIP'
- Phase II Scope of Work (already completed prior to PIP designation);
- Phase III Remedial Action Plan (already completed prior to PIP designation);

- Phase IV Remedy Implementation Plan (already completed);
- Modifications to the Phase IV Remedy Implementation Plan;
- Immediate Response Action or Release Abatement Measure Plans or Completion Statements;
- Permanent or Temporary Solutions; and
- Activity and Use Limitations.

4.7 Response to Comments

BSH will prepare a summary of all comments received on each document available for public comment, and BHS's responses to these comments. A copy of this response summary will be sent to all those who submitted comments and will be placed in the information repository and the MassDEP file for the Site. BSH will also send a notice of the availability of the response summary to the mailing list. The summary will be made available prior to BHS undertaking the response action submitted for comment, or prior to moving to the next MCP phase. Responses to public comments must indicate which comments have been incorporated and explain why others have not.

5.0 SCHEDULE FOR PUBLIC INVOLVEMENT ACTIVITIES

Exhibit II provides a schedule of the public involvement activities listed in **Section 4.0**. The schedule specifies the milestones during the response action when public involvement activities will be conducted.

6.0 RESPONSIBILITY FOR IMPLEMENTING PUBLIC INVOLVEMENT PLAN

BSH has the responsibility for conducting both response actions and public involvement activities at this site. BSH has developed this PIP and is responsible for carrying out the activities listed in this PIP during the site cleanup process.

7.0 REVISIONS TO PUBLIC INVOLVEMENT PLAN

The PIP may be revised as necessary during the course of the response action process. If revisions are proposed, BHS will place copies of these changes in the local information repository and on the MassDEP website; and will send a notice of the availability of recommended changes to the mailing list. BHS will then hold a 20-day public comment period (see **Section 4.6** above) on the proposed revised PIP. BHS will review any comments received, and revise the PIP as appropriate. The final PIP will be placed in the information repositories and on the MassDEP website.

EXHIBIT I

RESPONSE TO PUBLIC COMMENTS ON DRAFT PIP

(Excerpted from February 1, 2010 Final Public Involvement Plan prepared by LEEI)

Since this Site entered the PIP program, a number of questions regarding its remediation with respect to its redevelopment have been raised. The following presents the concerns expressed during the PIP meeting held on September 16, 2009 and following the November 18, 2009 meeting to present the Draft PIP, and the responses to these issues.

September 16, 2009

Attendees - Somerville and Cambridge Residents or Property Owners

Claudia Murrow
Seth Goodman
Debby Galef
Dr. Delores Gallo
Colin Weir
Lisa Doyle
Michal Naisteter
Audrey Entin
Susan Hunziker
Astrid Dobbs
William Bloomstein
Developer
Louis Makrigiannis
Richard DiGirolamo

Loitherstein Environmental Engineering, Inc. (LEEI)

David Bramley, PE, LSP, LEP

Mr. Bramley opened the meeting by introducing himself and the developer. He explained the purpose, structure, and scope of the meeting, which was for LEEI to receive and record specific environmental concerns of the public. Mr. Bramley noted that a subsequent meeting would be held to present the Draft PIP. He explained, in general, the requirements under the MCP with

respect to site assessment and remediation. He also presented a brief history of the Site, including the remedial actions that have been undertaken and the current environmental status of soil and groundwater in the vicinity of the Site.

The following questions, statements, or comments (in *italics*) were addressed to LEEI and the developer during the meeting.

1. Please include a discussion of the MCP including the various phases and reporting requirements. Also, please identify the steps in the remediation process, explain them, and indicate how the neighbors can participate.

Comprehensive information on the MCP process is included in Appendix A of the Public Involvement Plan. There are five major phases to the MCP process that are discussed briefly as follows:

- Phase I is the initial report that evaluates whether reportable concentrations of oil or hazardous material (OHM) are present. A tier classification also is included with the Phase I that evaluates the severity of the OHM and identifies whether the disposal Site is classified as Tier IA, IB, IC, or Tier II. The property at 371 Beacon Street is classified as Tier II, which is a low priority.
- Phase II is a comprehensive site assessment that identifies the source, nature, and extent of the contamination. It also includes a risk characterization to evaluate whether further work is necessary to protect human health and the environment.
- Phase III is identification of remedial alternatives. A cost-benefit analysis is performed to assist in selecting the appropriate remedial alternative or closure option.
- Phase IV is an implementation plan for performing the remediation or closure option selected in Phase III.
- Phase V is the closure report that is submitted when the remediation is complete.

Neighbors and concerned citizens can participate by becoming knowledgeable about the project and the requirements of the MCP and by attending the meetings that will be held in conjunction with the remediation of the Site.

2. What assurances are there that the cleanup will be done in accordance with the regulations?

Mr. Bramley responded that the LSP has the statutory responsibility to coordinate the site remediation in accordance with the provisions of the MCP. Ms. Murrow added that any concerned citizen could call the MassDEP if he or she has questions about the activities that are or are not occurring at a site.

3. Please include provisions for progress meetings in the PIP.

A conceptual schedule for progress meetings will be incorporated into the PIP. This schedule can be adjusted to reflect the status of the project during the various stages of remediation and construction.

4. Concern was expressed about the generation of dust during soil excavation activities and during demolition of the building.

Attorney DiGirolamo discussed the procedures required to obtain a demolition permit from the City and indicated that incorporation of measures to control fugitive dust is an important aspect of the permit application. He also indicated that appropriate dust control measures, such as the use of calcium chloride, would be used. Ms. Murrow added that concerned residents may contact the MassDEP if excessive dust is being generated.

5. Are there plans to drill borings and install monitoring wells on abutting properties? Concern was expressed about the possible presence of contaminated groundwater under abutting and nearby residences.

Mr. Bramley explained that permission from abutters must be obtained to enter their property.

Assessments conducted in conjunction with the preparation of the Phase II - CSA indicate that the affected soil is primarily located within the boundaries of the Site. Affected groundwater primarily is located within the paved right-of-way of Beacon Street. However, the downgradient monitoring well, MW-208 has been paved over by the City and it could not be sampled during the summer 2009 sampling events to assess the groundwater quality in the downgradient portion of the plume. We are working with the Somerville DPW to expose and raise the monitoring well to the new street grade. Monitoring wells located at the south (downgradient) portion of the Site indicate a significant improvement in water quality since the previous sampling events that were conducted in 2004. Data on groundwater quality and the extent of affected soil and groundwater is included in the Phase II - CSA that will be placed in the repository.

The MassDEP through the MCP requires that the extent of the affected soil and groundwater be evaluated to define the limits of the disposal site. An assessment of the indoor air quality was conducted in 2004 in the basement of 363 Beacon Street, the building immediately abutting the Site to the south (downgradient). The assessment indicates that elevated concentrations of petroleum constituents were not present in the basement indoor air. The installation of additional monitoring wells in Beacon Street is included in conjunction with the proposed remedial activities. If a neighbor requests the installation of a monitoring well on his or her property, the location will be assessed with respect to existing monitoring wells. If the location is appropriate, the request will be accommodated to the extent possible.

6 What happens to the remediation process if the LSP is not paid?

Mr. Bramley responded that such an occurrence is relatively rare on sensitive projects such as this one, and LEEI is not concerned about the ability of Mr. Makrigiannis to pay for our services. Currently, there is an escrow account with Mr. Makrigiannis' bank from which LEEI's bills are paid. We anticipate this arrangement will continue.

Ms. Murrow added that if there are concerns that the remediation is not being managed properly, a call should be made to the MassDEP to address the issue.

7. The route trucks might use to transport contaminated soil from the Site to the recycling facility was questioned.

Attorney DiGirolamo responded that construction aspects of the project have not been addressed because permits have not been obtained yet. He assured the attendees that issues such as construction schedule, Site contact information, soil management, and other items of concern will be addressed in the future meetings that will be held as the project progresses.

November 18, 2009

Attendees - Somerville and Cambridge Residents or property owners

Claudia Murrow
Seth Goodman
Alan Moore
Colin Weir
Audrey Entin
Susan Hunziker
Astrid Dobbs
James Lin
Sam Tse
Alderman Maryann Heuston
Developer
Louis Makrigiannis
Richard DiGirolamo

Loitherstein Environmental Engineering, Inc. (LEEI)

David Bramley, PE, LSP, LEP

Mr. Bramley opened the meeting by introducing himself and the developer. He explained the purpose, structure, and scope of the meeting, which was for LEEI to present the Draft PIP that incorporates the comments received during the meeting conducted on September 16, 2009.

Mr. Bramley noted that a subsequent meeting would be held to present the Final PIP. He also presented a brief history of the Site including the remedial actions that have been undertaken and the current environmental status of the soil and groundwater in the vicinity of the Site.

The following questions, statements, or comments (in *italics*) were addressed to LEEI and the developer during the meeting or during the comment period.

1. There was much discussion about remediation of petroleum-containing soil within the Beacon Street right-of-way. Apparently, there are plans to improve the intersection of Beacon Street, Oxford Street, and Somerville Avenue. Concern was expressed that remediation of the soil within Beacon Street would not occur in conjunction with the redevelopment of the Site. Rather, remediation of soil in Beacon Street would occur under the intersection improvement project and the cost would be borne by the public.

The issue was not resolved because the schedule, scope of work, and details of the intersection improvement project are incomplete. Mr. Makrigiannis stated that he would coordinate with the appropriate agencies prior to starting Site remediation. He indicated that there may be conditions to his permits that specify the requirements of the City with respect to the work in Beacon Street.

2. We would like to know the results of testing of MW-208 (or any other off-site monitoring wells) which was supposed to happen in mid-December 2009.

A groundwater sample was collected from MW-208 on December 21, 2009 after it was uncovered by LEEI personnel. The sample was analyzed for volatile petroleum hydrocarbons (VPHs) in accordance with MassDEP Method 04.1.1. The analytical results are consistent with those that were observed at the other monitoring wells that are not located within the source area. The only constituent that exceeds the applicable Method 1 GW-3 cleanup standard is xylenes 11,300 µg/L vs. 10,000 µg/L (micrograms per liter or parts per billion). In general, the concentrations of the gasoline constituents are two to seven times lower than they were in 2004. These data support the assessment that the contaminant mass is stable and confined to the area of the pre-2003 USTs and dispenser. The proposed remediation program will concentrate on this area and additional monitoring will be performed to assess the effective of the remediation program.

3. We would like updated sampling of the other off-site monitoring wells to occur soon. We want a better handle on the extent of the off-site contamination.

Construction of the Site improvements will result in the destruction of several of the existing monitoring wells. LEEI will meet with the Site Contractor to identify locations for replacement

monitoring wells that will avoid construction activities and provide an assessment of the progress on the remediation. When the new wells have been installed, a comprehensive groundwater monitoring event will be conducted to establish a baseline groundwater quality profile for use during the Site remediation process.

4. We would like to see how your client proposes to comply with the City of Somerville's request that he post a bond to complete the clean up according to the MCP before City permits are granted.

The developer has agreed to post a bond for the work on the City property in conjunction with the redevelopment of the Site.

5. We want to be notified well in advance of any upcoming cleanup work, incidents, and milestones, and request a list of all contractors hired to do cleanup work including their credentials.

The Final PIP includes a provision for a 14-day notification period for meetings and the availability of documents. When possible, this same 14-day notification period will be applied to changes in Site remediation processes, changes in contractors, major changes in schedule and similar modifications. Neither the contractor nor the developer can provide advance notice of incidents but advance notice may be possible for responses to incidents. As has been discussed previously, the developer will provide a list of contractors, the Site contact, and a list of telephone numbers for the appropriate contractors.

6. We want reassurances that the MADEP MCP and any pertinent federal regulations are adhered to throughout the remediation process.

A similar concern was expressed during the September 16, 2009 meeting. At that time, Ms. Murrow stated that any concerned citizen could call the MassDEP if he or she has questions about the activities that are or are not occurring at a site. This Site is highly visible and noncompliance would be obvious to those concerned about the environmental integrity of the

project. As the environmental consulting engineers, our duty is to comply with the applicable State and local

regulations. In addition, as Licensed Site Professionals we are required to hold paramount public health and welfare. As with all of our projects, we will be attentive to the applicable requirements and provide support to the remediation contractors with respect to the requirements of the MCP.

7. In addition to filing all new and updated reports at the Somerville Library as is currently being done, the PIP would also like to request formally that all such documents also be made available in electronic format either via email (if practical), via download, or mailed CD. This simply formalizes what has been going on in practice, and the PIP would like to thank Loitherstein for having made all pertinent documents available electronically up to now.

To the extent practicable, LEEI will provide an electronic copy of future documents to the Public Involvement group through Seth Goodman.

EXHIBIT II

EXHIBIT II
PUBLIC INVOLVEMENT ACTIVITIES SCHEDULE

Remedial Response Action Process										
Public Involvement Activities	Immediate Response Actions & Release Abatement Measures (if necessary)		Phase II Comprehensive Site Assessment		Phase III Remedial Action Plan	Phase IV		Phase V Remedy Operation Status (if necessary)	Permanent or Temporary Solution	Activity & Use Limitation (if necessary)
			Plans	Completion Statements		Scope of Work	Phase II CSA Report			
	Information Repository	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mailing List	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Notice of Major Milestones or Events										
Field Work	✓		✓			✓				
Phase Completion		✓		✓	✓			✓	✓	✓
Public Meetings	✓		✓	✓	✓	✓	✓	✓	✓	✓
Public Comment Periods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Shaded Phases Completed Prior to PIP Designation – Municipal Notifications Made

APPENDIX A

The following is a chronology of the submittals to the MassDEP, which are available through MassDEP online at <http://public.dep.state.ma.us/SearchableSites/> (enter the Site address or RTN 3-4432 in the fields provided) and at the local information repository established for the Site at the Somerville Public Library (79 Highland Avenue, Somerville MA):

- December 1998 - Phase I/Tier Classification (classified Tier II);
- January 1999 - Immediate Response Action (IRA) Plan to excavate gasoline containing Soil;
- February 2000 - IRA Status Report 1;
- September 2000 - IRA Status Report 2;
- August 2001 - IRA Status Report 3;
- November 2000 - IRA Plan for product in a monitoring well;
- November 2002 Tier II Transfer Request;
- January 2003 - Release Abatement Measure Plan;
- March 2003 - Release Abatement Measure Completion Report;
- April 2003 - IRA Status Report 4;
- September 2003 - IRA Plan Addendum;
- October 2003 Tier II Extension Request;
- October 2003 - IRA Status Report 5;
- November 2003 - RTN linking and updated Numerical Ranking System Scoresheet;
- April 2004 - IRA Status Report 6;
- October 2004 - IRA Status Report 7;
- October 2004 – Phase II – Comprehensive Site Assessment Report;
- November 2004 - Tier II Extension Request;
- April 2005 - IRA Status Report 8;
- October 2005 - IRA Status Report 9;
- December 2005 - Tier II Extension Request;
- April 2006 - IRA Status Report 10;
- October 2006 - IRA Status Report 11;

- June 2007 - Tier II Extension Request;
- June 2007 - Phase III - Implementation Plan for the Selected Remedial Action Alternative;
- November 2008 - Tier II Extension and Transfer Request;
- June 2009 - Phase II - Comprehensive Site Assessment Report;
- November 2009 - Phase IV Remedy Implementation Plan;
- February 1, 2010 - Class C-2 Response Action Outcome; and
- January 29, 2011 - Tier II Extension Request.

APPENDIX B

Public Involvement Plan
371 Beacon Street, Somerville, MA
April 23, 2015
Page 1 of 2

Public Involvement Plan Mailing List
371 Beacon Street
Somerville, Massachusetts
RTN 3-4432

Ms. Claudia Murrow
23 Park Street, #2
Somerville, MA 02143

Mr. Seth Goodman
359 Beacon Street
Somerville, MA 02143
E: seth@goodzen.com

Dr. Delores Gallo
341 Beacon Street
Somerville, MA 02143

Audrey Entin
141 Oxford Street
Cambridge, MA 02140

Ms. Nancy Moorehead
141 Oxford Street
Cambridge, MA 02140

Ms. Meredith Thompson
141 Oxford Street
Cambridge, MA 02140

Lisa Doyle
341 Beacon Street
Somerville, MA 02143

Michal Naisteter
341 Beacon Street, Apt. 2
Somerville, MA 02143

Debby Galef
93 Hammond Street
Cambridge, MA 02138

Ms. Deborah Green
349 Beacon Street
Somerville, MA 02143

Astrid Dodds
73 Wendell Street
Cambridge, MA 02140

William Bloomstein
33 Richdale Avenue
Cambridge, MA 02140

Ms. Gladys Fiedler
4 Newport Road #4
Cambridge, MA 02140

Mr. Ahmed Derrouche
356 Beacon Street
Somerville, MA 02143

Ms. Karen Stromberg
Department of Environmental Protection
Northeast Regional Office,
205B Lowell Street
Wilmington, MA 01887

Public Involvement Plan Mailing List (Continued)
371 Beacon Street
Somerville, Massachusetts
RTN 3-4432

Mayor Joseph Curtatone
City Hall
93 Highland Avenue
Somerville, MA 02143

Mr. Douglass Kress, Director
Department of Health
City Hall Annex
50 Evergreen Avenue
Somerville, MA 02143

Ms. Maryann Heuston
Ward 2 Alderman,
115 Beacon Street
Somerville, MA 02143

Senator Patricia Jehlen
State House Room 513
Boston, MA 02133

Representative Denise Provost
State House Room 473F
Boston, MA 02133

Louis Makrigiannis
P.O. Box 391111
Cambridge, MA 02144

George Makrigiannis
111 Elm Street
Somerville, MA 02144

Richard DiGirolamo, Esq.
424 Broadway
Somerville, MA 02145

Susan Hunziker
80 Orchard Street
Cambridge, MA 02140

FIGURES



EndPoint
ENGINEERS & ENVIRONMENTAL PROFESSIONALS

CLIENT:
Beacon Street Hotel, LLC

PROJECT:
371 Beacon St.
Somerville, MA

TITLE: Site Locus Map			
DESIGNED JMM	DRAWN JMM	CHECKED ADD	APPROVED RJW
SCALE 1"= 2,000'	DATE: 04/21/2015	FILE NO: locus	PROJECT NO: 2376-001
			FIGURE NO. 1



Note: Figure based on MyTopo.com USGS Topographic Map.

